

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Testimony indicated that the subject property, known as 208 Slade Avenue, consists of 0.278 acres, zoned D.R. 5.5 and is improved with a one and one-half story brick dwelling with an accessory shed in the rear yard. The Petitioners testified that they recently purchased the subject dwelling. Testimony indicated that at the time of purchase, it was represented to the Petitioners that the subject dwelling had a second floor apartment. The computer listing, which was accepted into evidence as Petitioner's

It was clear from the testimony presented by the Petitioners, and also clear by reading the letter from the Ralston Community Association, Inc., specifically, paragraph 4, that the Petitioners purchased the subject property in good faith and relied on the fact that there was a separate apartment on the second floor. The Petitioners merely wish to reside in the home and have their son reside in the second floor apartment. They seek this relief for themselves and have no intention of selling the property as a multi-family dwelling unit. The Petitioners specifically testified that in the event they do sell the property, it will be sold as a

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel.

3) The second floor apartment shall be permitted to exist so long as it is occupied by a member of the Petitioners' immediate family.

TMK:bjs

File

Beginning at a point on the northwest side of Slade Avenue, which is 40 feet wide, at a distance of 67.5 feet northeasterly of the centerline of Ralston Avenue, which is 35 feet wide. Being Lot Nos. 61, 62 and 63 in the subdivision of East Sudbrook Park as recorded at Baltimore County Plat Book No. 3, folio 193, containing 0.278 acres of land, more or less. Also known as 208 Slade Avenue and located in the Third Election District.

ORDER RECEIVED FOR FILING

ORDER RECEIVED FOR FILING
Date 11/29/20

156

156

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 93-154-A
Towson, Maryland

District: 3rd Date of Posting: 11/21/92
Posted for: Variance
Petitioner: John & Carol Villanova
Location of property: N/S Side Rd. (208) 1/2 S of Bklyn Ave.
Location of signs: Posters on lawn, on front of lot
Remarks: None
Posted by: M. Marino Date of return: 11/24/92
Number of signs: 2

**Baltimore County
Zoning Administration &
Development Management**
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-4150
Number: 93-154-A
DATE: 11/21/92
ITEM: 156
FEE: \$50.00
TOTAL: \$50.00
Please Make Checks Payable To: Baltimore County
Cashier Validation

**Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning**

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

DATE: 11-9-92
John and Carol Villanova
208 Side Avenue
Baltimore, Maryland 21204
RE:
CASE NUMBER: 93-154-A (Item 156)
N/S Side Avenue, 67.5' E of c/l Bklyn Avenue
208 Side Avenue
3rd Election District - 2nd Councilmember
Petitioner(s): John Villanova and Carol Villanova
HEARING: TUESDAY, DECEMBER 15, 1992 at 9:00 a.m. in Rm. 118, Old Courthouse.

Dear Petitioner(s):
Please be advised that \$ 53.88 is due for advertising and posting of the above captioned property and hearing date.
THIS FEE MUST BE PAID AND THE HEARING SIGN & POST SIGN(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SIGN(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.
Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Please place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

ARNOLD JARLON
DIRECTOR
cc: Michael E. Marino, Esq.

**Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning**

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

NOVEMBER 13, 1992
NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
CASE NUMBER: 93-154-A (Item 156)
N/S Side Avenue, 67.5' E of c/l Bklyn Avenue
208 Side Avenue
3rd Election District - 2nd Councilmember
Petitioner(s): John Villanova and Carol Villanova
HEARING: TUESDAY, DECEMBER 15, 1992 at 9:00 a.m. in Rm. 118, Old Courthouse.
Variance to allow a 70 foot width at front building line in lieu of the required 80 foot width; and to allow a 14 foot, 6 inch side yard setback in lieu of the required 15 feet and for a side yard set of 29.81 feet in lieu of the required 15 feet for a duplex unit.

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner of
Baltimore County

cc: John and Carol Villanova
Michael E. Marino, Esq.
NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 11/24, 1992
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/24, 1992

THE JEFFERSONIAN,

S. Zake Orlov
Publisher

\$83.88

**Baltimore County
Zoning Administration &
Development Management**
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-4150
Number: 93-154
DATE: 11/24/92
ITEM: 156
FEE: \$83.88
TOTAL: \$83.88
Please Make Checks Payable To: Baltimore County
Cashier Validation

**Baltimore County Government
Office of Zoning Administration
and Development Management**

111 West Chesapeake Avenue
Towson, MD 21204 December 4, 1992 (410) 887-3353

Michael E. Marino, Esquire
609 Bosley Avenue
Towson, MD 21204

RE: Case No. 93-154-A, Item No. 156
Petitioner: John Villanova, et ux
Petition for Variance

Dear Mr. Marino:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

**Baltimore County Government
Office of Zoning Administration
and Development Management**

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

Your petition has been received and accepted for filing this
2nd day of November 1992.

Arnold Jarlon
ARNOLD JARLON
DIRECTOR

Received By:
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: John Villanova, et ux
Petitioner's Attorney: Michael E. Marino

DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature: Dennis A. Ramsey Date: 11/23/92

Project Name	File Number	Waiver Number	Zoning Issue	Meeting Date
Charles L. and Maureen Lamoreaux	148			11-16-92 NC
Stephen F. and Christopher S. Jencks	154			Comment
John and Carol Villanova	156			NC
Keys Development Corporation	157			Comment
Steven J. and Beverly A. Timchula	158			NC
Steven M. and Deborah S. Faulkner	159			NC
Ralph L. and Elsie M. Hackler	160			NC
Theresa Rykaczewski	161			NC
Jean Romadka	162			NC
Residuary T. of Milton Schwaber - Carroll Independent Fuel	163			Comment

**SHA Maryland Department of Transportation
State Highway Administration**

O. James Lighizer
Secretary
Hal Kassoff
Administrator

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 4156 (L36)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact David Ramsey at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Dennis A. Ramsey 11/17/92
John Contestabile, Chief
Engineering Access Permits
Division

RECEIVED
NOV 10 1992

ZONING OFFICE

My telephone number is _____
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 545-0451 D.C. Metro - 1-800-482-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: November 17, 1992

FROM: Ervin McDaniel, Chief
Office of Planning and Zoning
Development Review Section

SUBJECT: Petitions from Zoning Advisory Committee
(November 16, 1992)

The Office of Planning and Zoning has no comments on the following petition(s):

Charles and Maureen Lamoreaux, Item No. 148
John and Carole Villanova, Item No. 156
Steven and Beverly Timchula, Item No. 158
Theresa Rykaczewski, Item No. 161
Jean Romacka, Item No. 162

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning at 887-3211.

Prepared by: *Francis Morsey*

Division Chief: *Ervin McDaniel*

EMCD/PM:rdn

148/568.61/ZAC1

Rec'd 11/23/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
Charles L. and Maureen Lamoreaux	148	NIL	11-16-92
Stephen F. and Christopher S. Jencks	154	NIL	
John and Carole Villanova		NIL	
Keys Development Corporation	157	NIL	
Steven J. and Beverly A. Timchula	158	NIL	
Steven M. and Deborah S. Faulkner	159	NIL	
Ralph L. and Elsie M. Hackler	160	NIL	
Theresa Rykaczewski	161	NIL	
Jean Romacka	162	NIL	
Residuary T. of Milton Schwaber - Carroll Independent Fuel	163	NIL	

Project Name	Waiver Number	Zoning Issue	Meeting Date
Satyr Limited Partnership	115	NO COMMENTS	10-13-92
Wiseburg United Methodist Church	116	NO COMMENTS	
Cheryl Cronin	122	IN PROCESS	10-19-92
John Henry and Elaine Eleanor Baker	127	IN PROCESS	
Lewis Brooks Ramsey	128	IN PROCESS	
Perry Hall Square Partnership	131	IN PROCESS	10-26-92
Colleen M. Kelly and Gary L. Pitts	132	IN PROCESS	
Charles L. and Maureen Lamoreaux	148	NO COMMENTS	11-16-92
Stephen F. and Christopher S. Jencks	154	NO COMMENTS	
John and Carole Villanova	156	NO COMMENTS	

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(410) 887-4500

NOVEMBER 17, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: JOHN VILLANOVA AND CAROLE VILLANOVA

Location: #208 SLADE AVENUE

Item No.: 156 (LJG) Zoning Agenda: NOVEMBER 16, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John M. V. [Signature]* Noted and Approved
Planning Group
Special Inspection Division
Fire Prevention Bureau

JP/KEK

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

March 2, 1993

(410) 887-4386

Colonel J. Albert M. Lettre
206 Slade Avenue
Pikesville, Maryland 21208-4922

RE: PETITION FOR ZONING VARIANCE
N/S Slade Avenue, 67.5' E of the c/l of Ralston Avenue
(208 Slade Avenue)
3rd Election District - 2nd Councilmanic District
John and Carole Villanova - Petitioners
Case No. 93-154-A

Dear Col. Lettre:

In response to your letter dated February 20, 1993 concerning the above-captioned matter, specifically, the requirements of Restriction No. 4 of the Order issued December 29, 1992, the following comments are offered.

As noted in your letter, Restriction No. 4 required that a copy of the Order be recorded in the Land Records of Baltimore County and that a copy of the recorded Order be forwarded to the Zoning Administration and Development Management office (ZADM) for inclusion in the case file. Since ZADM maintains all case files, a copy of this letter is being forwarded to that agency to request that they notify you upon receipt of the copy of the recorded Order. In the event said documentation is submitted to this Office, we will forward same to ZADM for inclusion in the case file and notify you accordingly. For your information, it is my understanding that, as of this date, ZADM has not yet received the required copy of the recorded Order.

Should you have any further questions on the subject, please feel free to contact ZADM at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: ZADM (File Management)

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

August 6, 1993

(410) 887-4386

Colonel J. Albert M. Lettre
206 Slade Avenue
Pikesville, Maryland 21208-4922

RE: PETITION FOR ZONING VARIANCE
N/S Slade Avenue, 67.5' E of the c/l of Ralston Avenue
(208 Slade Avenue)
3rd Election District - 2nd Councilmanic District
John and Carole Villanova - Petitioners
Case No. 93-154-A

Dear Col. Lettre:

In response to your recent telephone inquiries concerning the recording of the Order issued in the above-captioned matter in the Land Records of Baltimore County, enclosed please find a copy of a Declaration affirming the recordation of said Order and the validation thereof by the Clerk of the Circuit Court. By copy of this letter, a copy of the validated Declaration and Order are being forwarded to the Zoning Administration and Development Management office (ZADM) for inclusion in the case file. It should be noted that the said validated Declaration and Order meet the requirements of Restriction No. 4 of the Order issued in this matter on December 29, 1992.

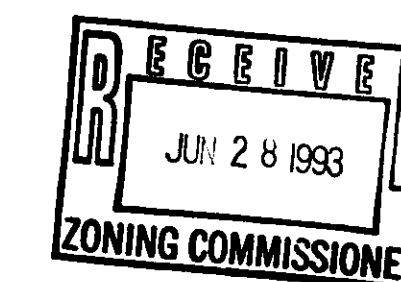
Should you have any further questions on the subject, please do not hesitate to contact this office.

Very truly yours,
Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: ZADM (File Management)

LAW OFFICES
LEVY & MARINO, P.A.
800 HOLLEY AVENUE
TOWSON, MARYLAND 21204
(410) 881-0003
FAX (410) 888-0067



June 23, 1993

Timothy M. Kotroco
Deputy Zoning Commissioner
for Baltimore County
Suite 113, Courthouse
400 Washington Ave.
Towson, Maryland 21204

RE: Petition for Zoning Variance
Northside
Slade Ave (208 Slade Avenue)
John Villanova, et aux Petitioner
Case No.: 93-154-A

Dear Mr. Kotroco:

Enclosed please find a photocopy of the Declaration which was recorded among the Land Records of Baltimore County pursuant to your Order dated December 29, 1992.

As of this date I do not have a recording reference nor, obviously, has the original document been recorded to us from the Record Office. Once the document has been returned to us we will furnish you with a copy which shows the Liber and Folio reference.

Should there be any questions please do not hesitate to contact us.

Very truly yours,
Michael E. Marino
Michael E. Marino

MEM/zac
9331rac
Enclosure

DECLARATION

THIS DECLARATION, made as of this 29th day of January, 1993, by JOHN VILLANOVA and CAROLE M. VILLANOVA, hereinafter "Declarants".

Recitals

A. WHEREAS, Declarants are the owners of all that property in Baltimore County, State of Maryland, commonly known as 208 Slade Avenue, and being known and designated as Lot Nos. 61, 62 and 63 on the Plat of East Sudbrook Park, which plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 3, folio 193 (the "Property"). The Property is more fully described in a deed dated November 25, 1991 and recorded among the Land Records of Baltimore County in Liber S.M. No. 8994, folio 23.

B. WHEREAS, the Property is the subject of an order issued by the Deputy Zoning Commissioner for Baltimore County dated December 29, 1992 (the "Order").

C. WHEREAS, numbered paragraph 4 of the Order requires that said Order be recorded in the Land Records of Baltimore County.

NOW THEREFORE, in consideration of the terms of the Order, the Declarants hereby subject the Property to the following covenants:

1. The terms of the Order are incorporated in this Declaration and a copy of the Order is attached hereto as Exhibit A.

WITNESS:

May A. Jefferson (SEAL)
Carol M. Villanova (SEAL)

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

On this 24 day of June, 1993, before me, the undersigned officer, personally appeared John Villanova, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

May A. Jefferson (SEAL)
Notary Public

My Commission Expires: 7-3-95

CITY
STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

On this 24 day of June, 1993, before me, the undersigned officer, personally appeared Carol M. Villanova, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

916512806/01/93

2

In witness whereof, I hereunto set my hand and official seal.

Michael E. Marino (SEAL)
Notary Public
My Commission Expires: 7-3-95

916512806/01/93

3

LAW OFFICE
LEVY & MARINO, P.A.
600 BOULEY AVENUE
TOWSON, MARYLAND 21204
410 881-0000
FAX 410 886-0067

July 29, 1993

Mr. Timothy M. Kotroco
Deputy Zoning Commissioner
for Baltimore County
Suite 113, Court House
400 Washington Avenue
Towson, Maryland 21204

RE: Petition for Zoning Variance
North Side Slade Avenue (208 Slade Avenue)
John Villanova, et aux Petitioners
Case Number: 93-154-A

Dear Mr. Kotroco:

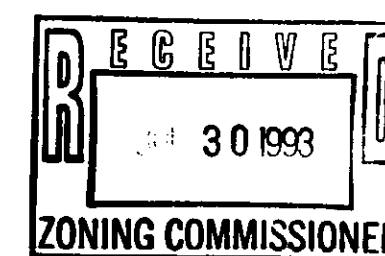
Enclosed please find a photocopy of the Declaration concerning the above-captioned matter with the recording reference of Liber SM 9837, Folio 296.

Should there be any questions, please do not hesitate to contact me.

Very truly yours,

Michael E. Marino
Michael E. Marino

MEM/rac
9515rac
Enclosure



PLEASE PRINT CLEARLY

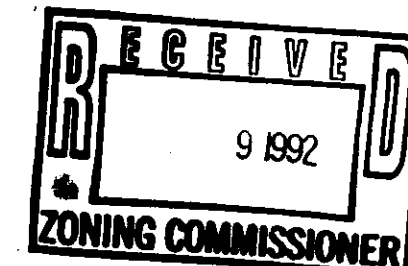
PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
DAVIDS THALER	715 AMBASSADOR 2124
MICHAEL MARINO	607 BOULEY AVE 21204
JOHN VILLANOVA	208 SLADE AVE
KIM & CAROLE VILLANOVA	



JOSEPH ALBERT MAJORIQUE LETTRE
Colonel, Army of the United States, Retired
Brigadier General, Maryland Defense Force, Retired

206 Slade Avenue
Pikesville, MD 21208-4922
06 December 1992



Zoning Commissioner, Baltimore County
400 Washington Avenue, Room 113
Towson, Maryland 21204

Dear Commissioner,

Reference is made to Case 93-154A recently set for a hearing on Tuesday, December 15, 1992. (A date on which I have a long standing major medical appointment.)

The property at 206 Slade Avenue has been my homestead for 45 years, and it is my hope that it will continue to be my retirement home for a long time to come. A single family dwelling, the property measures 100 feet wide and 180 feet deep and it is contiguous to 208 Slade Avenue, the duplex unit in question. To my knowledge there are no other duplex units on Slade Avenue.

The motivation for this letter is to sustain the present zoning codes and maintain neighborhood integrity. In connection with this, further reference is made to the letter from the Ralston Community Association, Inc. to your office dated September 9, 1992. An information copy is inclosed for your review.

After reading the posted Zoning Notice, I talked with several immediate neighbors and explained what I learned from President Marwin Morrison of the Ralston Community Association. He furnished me with an information copy of above mentioned letter. Some of these residents are younger and some are older, but we all are naturally concerned with population density, multiplication of motor vehicles, adequate or suitable parking, especially off street, and property values. They have read this letter as well as the R.C.A., Inc. letter, and as indicated by their signatures, endorse and support the positions outlined therein.

Please keep in mind that the R.C.A., Inc. learned of this situation only after the property at 208 Slade Avenue had been advertised and sold as a duplex unit. The neighbors learned of the zoning violation only after the belated Zoning Notice was posted. The previous owner made the alteration to this single family residence while we were traveling away from home and explained, when the final stages were noticed, that he was remodeling his kitchen. He implied that he was knowledgeable about real estate matters, and that his experience would only allow him to proceed with his conversion project after obtaining the required permits, etc.

Baltimore County, Maryland

Land Instrument Intake Sheet

(Type or print in block ink only - all copies must be legible)

In compliance with Baltimore County Code, 1978, Title 33, Taxation, Article III, §§ 1-12 through 35, (40), as amended, and the Annotated Code of Maryland, Tax Property Article, § 12-101 through 12-113, as amended, and Tax Property Article, § 13-101 through 13-108, as amended, it is certified that an instrument of writing dated and captioned as above, and containing a description of the property to be conveyed, and a statement of the personal property is offered for record in the County. The property conveyed, or in which a lien or encumbrance is created, is identified as follows:

Description	Property	Map/Block	Map/Block	Map/Block
1	Property	208 SLADE AVENUE	208 SLADE AVENUE	208 SLADE AVENUE
2	Transferred From	JOHN VILLANOVA CAROLE M. VILLANOVA Owner of record (if different from grantor)		
3	Transferred To	JOHN VILLANOVA CAROLE M. VILLANOVA		
4	Type of Instrument	Deed of Trust Mortgage Lease Assignment of Mortgage Contract Land Installment Contract Power of Attorney	Financing Statement Contract Other (Specify)	DECLARATION
5	Exemptions	Baltimore County Exempt Status Claimed: Recording Tax Exempt Status Claimed: State Exempt Status Claimed:		ZONING VARIANCE
6	Consideration and Tax Calculations	Purchase Price/Consideration Real Property Personal Property Balance of Assumed Mortgage Other Total Consideration or Assessed Factor	\$ 0 \$ 0 \$ 0 \$ 0 \$ 0	County Taxes to be Paid Transfer Tax Consideration \$ 0 \$ 0 \$ 0 \$ 0 \$ 0
7	Fees and Recording Instructions	Recording Charges State Transfer Tax County Recording Tax Surcharge Other Total	\$ 0 \$ 0 \$ 0 \$ 0 \$ 0	Special Recording Instructions (if any) 4 2
8	Contact/Email Information	Name: Michael E. Marino Firm: LEVY & MARINO, P.A. Address: 607 BOULEY AVE TOWSON MD 21204 Phone: 410-881-0000	Name: Carol M. Villanova Firm: LEVY & MARINO, P.A. Address: 208 SLADE AVE TOWSON MD 21204 Phone: 410-881-0000	Mailing Address for Tax Bill Name: John Villanova Address: 208 SLADE AVE TOWSON MD 21204
9	Certification	I hereby certify under the penalties of perjury that the information given above is true to the best of my personal knowledge and belief.		
10	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER. Yes No Will grantee be living at property conveyed? Yes No Is grantee currently receiving a homeowners tax credit? Yes No Is property conveyed subject to agricultural, timber, or other special use valuation? Yes No If agricultural assessment on conveyance is in existence, have you attached a letter of intent? Yes No Partial conveyance? If yes, amount of acreage transferred. List improvements conveyed: If subdivision occurred after July 1, indicate former property tax ID number: A delay in processing may be incurred if a conveyance deed is not accompanied by an adequate property description, preferably a survey or area calculation. A partial conveyance may require additional processing time. Yes No Was property surveyed? If yes, attach copy of survey. If partial conveyance, balance of acreage: Complete description of property conveyed (subdivisions, lot, block, section, plat ref., acreage): Location and improvement address:		

TERMINAL VERIFICATION
AGRICULTURAL VERIFICATION
TIMBER PROCESS VERIFICATION
Whole Part
Date: _____
Signature: _____
Title: _____
Notary Public for Baltimore County, Maryland

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE
DECLARATION OF CONVEYANCE

88994 PSE023 PLEASE RETURN TO:
THE TITLE COMPANY OF MARYLAND, INC.
400 EAST JOPPA ROAD
TOWSON, MARYLAND 21204
(301) 825-0177
TCM 12482

PETITIONER'S EXHIBIT 3

This Deed, Made This 25th day of November

in the year one thousand nine hundred and ninety-one by and between
IRA M. GELLER,
of Baltimore County, Maryland, Grantor, party of the first part, and
JOHN VILLANOVA and CAROLE M. VILLANOVA, husband and wife, Grantees, parties of the second part.

Witnesseth, That in consideration of the sum of ONE HUNDRED SEVENTEEN THOUSAND AND 0/100ths DOLLARS (\$117,000.00), the receipt of which is hereby acknowledged, the said party of the first part, Grantor,

A 60' x 15' 00"
A 7' x 43' 00"
A 20' x 56' 00"
A 3' x 5' 00"
DEED 1040.00
SM CLERK

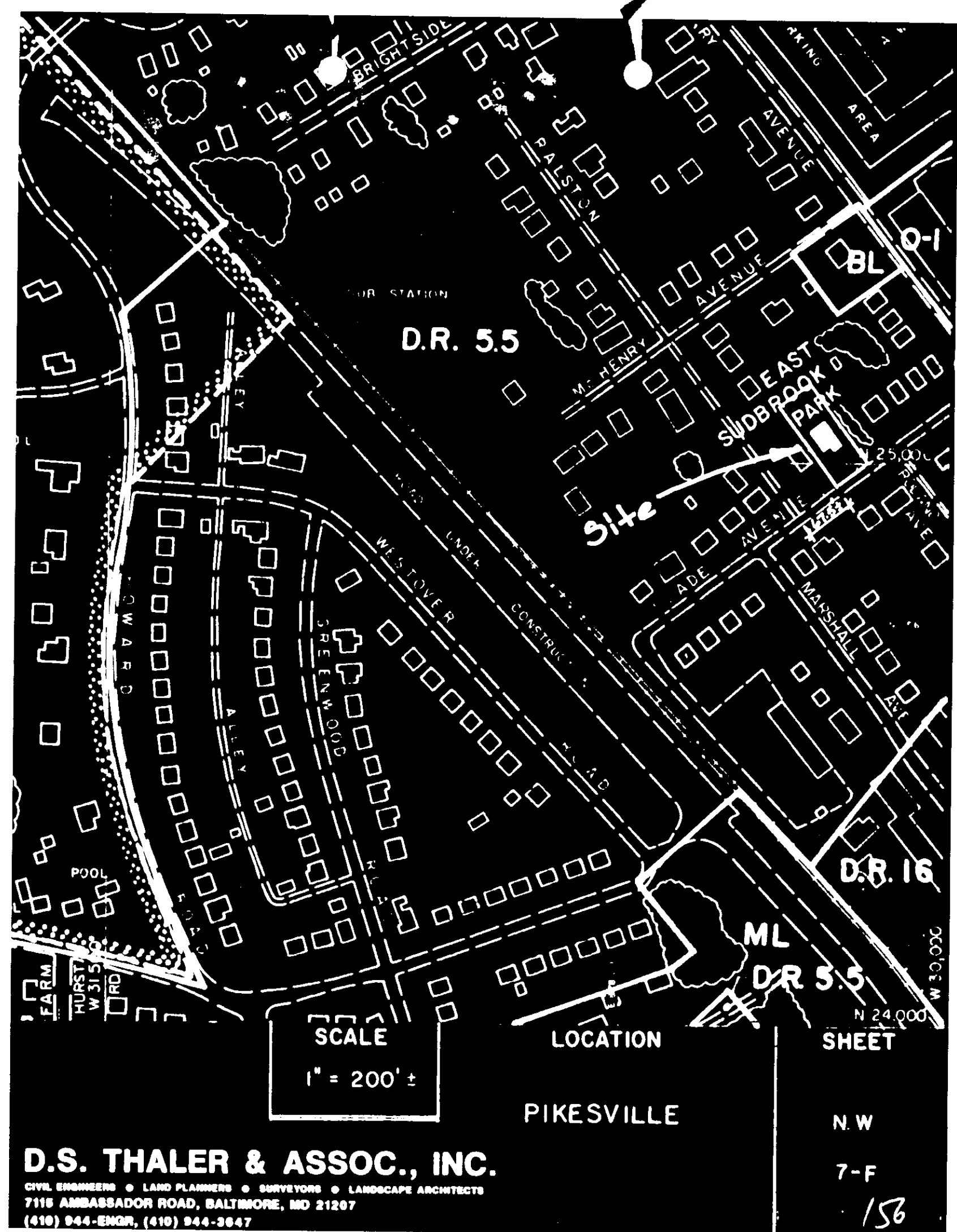
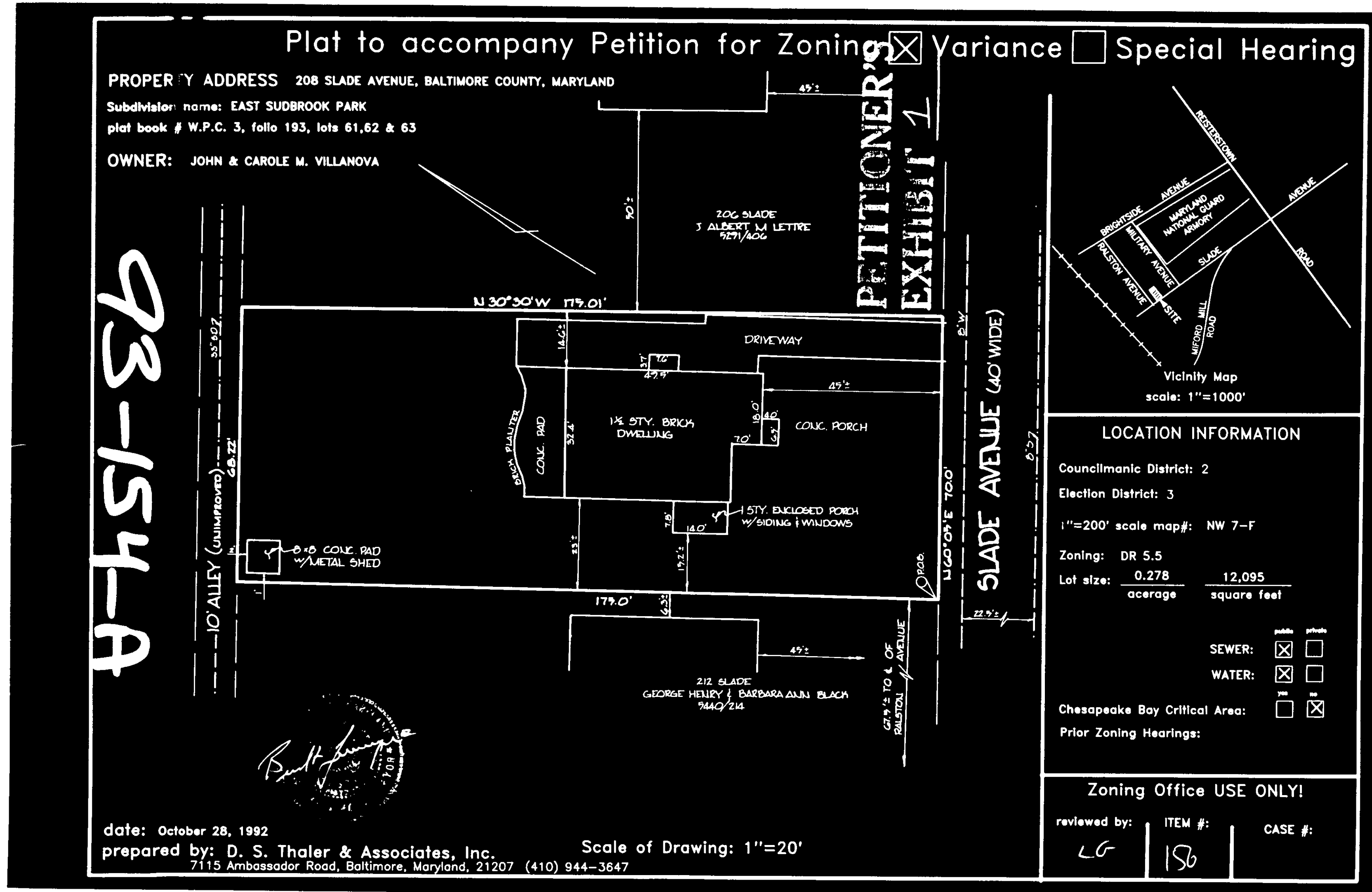
do as grant and convey to the said parties of the second part, Grantees, as tenants by the entireties, their assigns, and unto the survivor of them, the survivor's

personal representatives, successors and assigns, in fee simple, all that lot of ground situate in Baltimore County, Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME on the northwest side of Slade Avenue at the distance of 50 feet northeasterly from Ralston Avenue, which place of beginning is at the dividing line between Lots Nos. 63 and 64 on the Plat hereinafter mentioned; running northeasterly, binding on the northwest side of Slade Avenue 70 feet; thence northeasterly, binding on the outline of Lot No. 61 on said Plat, 175.01 feet to the southeast side of a ten foot alley; thence southeasterly, binding on the southeast side of said alley with the use thereof in common, 68.22 feet to the aforesaid dividing line between Lots Nos. 63 and 64, thence southeasterly on said dividing line 175 feet to the place of beginning. BEING known as and comprising Lots Nos. 61, 62 and 63 on the Plat of East Sudbrook Park, recorded among the Land Records of Baltimore County, Maryland, in Plat Book W.P.C. No. 3 folio 193. The improvements thereon being known as No. 208 Slade Avenue.

BEING the same property described in a Deed dated September 24, 1984, and recorded among the Land Records of Baltimore County, Maryland, in Liber E.H.K.J.R. No. 6812 folio 288, wherein Frank Sacks and Eileen Dora Sacks, his wife, granted and conveyed the fee simple interest in the above described property to the Grantor herein.

ADDITIONAL GRANTOR TAX
SIGNATURE
13903400147.1787X \$1,872.00
24 001132PM12-01-91



Petitioner's Exhibit 1

Case 93-154-A

